

\$325,000 - 1511 15th Avenue, Regina

MLS® #SK020282

\$325,000

3 Bedroom, 2.00 Bathroom, 1,237 sqft
Single Family on 0.05 Acres

General Hospital, Regina, Saskatchewan

Welcome to 1511 15th Avenue – an exceptional investment opportunity ideally located near Regina General Hospital, Downtown, top-rated schools, and scenic Wascana Park. This unique property offers two fully self-contained suites under one roof, providing outstanding flexibility and income potential. Whether you’re seeking a high-performing rental property, a mortgage helper, or a comfortable family home with a separate suite, this property delivers it all. The main suite features bright, freshly painted interiors, beginning with an enclosed front porch and spacious foyer that leads into a generous living room. The open-concept kitchen offers modern finishes and flows seamlessly into the living area – perfect for everyday living and entertaining. A convenient den/office completes the main floor, ideal for remote work or study. Upstairs, you’ll find two spacious bedrooms, including an oversized primary bedroom and a refreshed full bathroom. Shared laundry is conveniently located at the rear entrance. The lower-level suite is fully finished and thoughtfully designed, complete with an updated kitchen, modern bathroom, large living room, and comfortable bedroom – perfect for tenants or extended family. Significant improvements have already been completed, including a brand-new poured basement foundation (2009), new vinyl siding, Electrical panel upgraded, all Windows replaced (2009-10), New Maple cabinets in 2 kitchens & both



Baths, New carpet & fresh paint, to name a few giving you peace of mind and ensuring lasting value. With its extensive upgrades, modern finishes, and solid structure, this home is more like a 2000s-built property. Combined with its desirable location and strong income potential, 1511 15th Avenue presents a rare opportunity to own a versatile, move-in-ready, and lucrative property in one of Regina’s most convenient areas. Don’t miss out – schedule your private showing today and experience the potential this exceptional home has to offer! (id:6289)

Built in 1913

Essential Information

Listing #	SK020282
Price	\$325,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,237
Acres	0.05
Year Built	1913
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	1511 15th Avenue
Subdivision	General Hospital
City	Regina
Province	Saskatchewan
Postal Code	S4P0Z4

Amenities

Features	Irregular lot size, Lane
Parking	Gravel, None, Parking Space(s)

Interior

Appliances	Refrigerator, Window Coverings, Hood Fan, Stove
Heating	Natural gas Forced air
# of Stories	2
Has Basement	Yes

Listing Details

Listing Office RE/MAX Crown Real Estate



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